

002.0

0001

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

657,800 / 657,800

USE VALUE:

657,800 / 657,800

ASSESSED:

657,800 / 657,800


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 103 | | THORNDIKE ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|---------------------------------------|---------|
| Owner 1: BARTOLOME REMEDIOS & JAMIE R | |
| Owner 2: | |
| Owner 3: | |

| |
|----------------------------|
| Street 1: 103 THORNDIKE ST |
| Street 2: |

| |
|------------------------------|
| Twn/City: ARLINGTON |
| StProv: MA Cntry: Own Occ: Y |

| |
|---------------------|
| Postal: 02474 Type: |
|---------------------|

PREVIOUS OWNER

| |
|-------------------------------|
| Owner 1: BARTOLOME REMEDIOS - |
| Owner 2: - |

| |
|----------------------------|
| Street 1: 103 THORNDIKE ST |
| Twn/City: ARLINGTON |

| |
|-------------------|
| StProv: MA Cntry: |
| Postal: 02474 |

NARRATIVE DESCRIPTION

This parcel contains 4,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Aluminum Exterior and 1263 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4375 | | Sq. Ft. | Site | | 0 | 80. | 1.26 | 1 | | | | | | | | | 441,000 | | | | | | 441,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 4375.000 | 216,800 | | 441,000 | 657,800 | | 1358 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 08/25/17 |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | Parcel ID 002.0-0001-0020.0 | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------------------------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
| 2020 | 101 | FV | 216,800 | 0 | 4,375. | 441,000 | 657,800 | 657,800 | Year End Roll | 12/18/2019 | | |
| 2019 | 101 | FV | 187,500 | 0 | 4,375. | 468,600 | 656,100 | 656,100 | Year End Roll | 1/3/2019 | | |
| 2018 | 101 | FV | 187,500 | 0 | 4,375. | 341,800 | 529,300 | 529,300 | Year End Roll | 12/20/2017 | | |
| 2017 | 101 | FV | 187,500 | 0 | 4,375. | 297,700 | 485,200 | 485,200 | Year End Roll | 1/3/2017 | | |
| 2016 | 101 | FV | 187,500 | 0 | 4,375. | 253,600 | 441,100 | 441,100 | Year End | 1/4/2016 | | |
| 2015 | 101 | FV | 176,800 | 0 | 4,375. | 248,100 | 424,900 | 424,900 | Year End Roll | 12/11/2014 | | |
| 2014 | 101 | FV | 176,800 | 0 | 4,375. | 204,000 | 380,800 | 380,800 | Year End Roll | 12/16/2013 | | |
| 2013 | 101 | FV | 176,800 | 0 | 4,375. | 194,000 | 370,800 | 370,800 | | 12/13/2012 | | |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| BARTOLOME REME | 1385-61 | | 6/10/2010 | Convenience | 99 | No | No | | |
| | 799-104 | | 1/1/1901 | Family | | No | No | N | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|--------------|--------|-----|------------|----------|------------|---------|------|---------|----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 8/25/2017 | | MEAS&NOTICE | | | | | | | HS | Hanne S | | | | | | | | | | | | | |
| 5/4/2009 | | Measured | | | | | | | 163 | PATRIOT | | | | | | | | | | | | | |
| 9/20/1999 | | Meas/Inspect | | | | | | | 163 | PATRIOT | | | | | | | | | | | | | |
| 10/1/1981 | | | | | | | | | CM | | | | | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA / /

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|--------------------------|------------------------|---------------------------|--------------------|-------------------------|-------------------------|--------------------------------------|------------|-------------------|----------------|---------------|---------|----------------------|---------------------|------------------------------------|---------------------|--------|----|----|----|----|---|---|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | |
| Type: 15 - Old Style | Sty Ht: 2 - 2 Story | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Average | A Bath: | Rating: | 3/4 Bath: | Rating: | A 3QBth: | Rating: | 1/2 Bath: | Rating: | A HBth: | Rating: | OthrFix: | Rating: | | | | | | | | | |
| Foundation: 2 - Conc. Block | Frame: 1 - Wood | Prime Wall: 3 - Aluminum | Sec Wall: | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Color: YELLOW | View / Desir: | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | |
| Kits: 1 | Rating: Average | A Kits: | Rating: | Fpl: | Rating: | WSFlue: | Rating: | 1st Res Grid Desc: Line 1 # Units: 1 | | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | |
| | | | | | | | | | | | | Other | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Upper | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Lvl 2 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Lvl 1 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Lower | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | | | | | | | | | | | CONDOS INFORMATION | | | | | | | | | | |
| Grade: C - Average | Year Blt: 1926 | Eff Yr Blt: | Alt LUC: | Alt %: | Location: | Total Units: | Floor: | % Own: | Name: | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | |
| Jurisdct: | | | Fact: . | | | | | | | Exterior: | No Unit | RMS | BRs | FL | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | | Interior: | 1 | 6 | 3 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | Additions: | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | | | | | | | | | | | DEPRECIATION | | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 2 - Plaster | Sec Int Wall: | Partition: T - Typical | Prim Floors: 3 - Hardwood | Sec Floors: | Total: 31 | Phys Cond: AV - Average | Functional: | Economic: | Special: | Override: | Kitchen: | Baths: | Plumbing: | Electric: | Heating: | General: | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | Totals | 1 | 6 | 3 | | | | | |
| CALC SUMMARY | | | | | | | | | | | | | | | | COMPARABLE SALES | | | | | | | | | | |
| Basic \$ / SQ: 130.00 | Size Adj.: 1.35000002 | Const Adj.: 0.98990101 | Adj \$ / SQ: 173.728 | Other Features: 55000 | Grade Factor: 1.00 | NBHD Inf: 1.00000000 | NBHD Mod: | WtAv\$/SQ: | AvRate: | Ind.Val: | Juris. Factor: | Before Depr: | 173.73 | Special Features: 0 | Final Total: 216800 | Val/Su Net: 105.50 | Val/Su SzAd: 171.65 | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | PARCEL ID 002.0-0001-0020.0 | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | | | | | | | | | |
| SKETCH | | | | | | | | | | | | | | | | IMAGE | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |